



City of Angels
Planning Department
571 Stanislaus St. #5C
Angels Camp, CA 95222
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**CONDITIONAL USE PERMIT
INSTRUCTIONS FOR APPLICANTS**

Conditional Use Permit

Each zoning district has three categories of uses: permitted, those subject to site plan review, and conditional uses. Permitted uses are allowed “by right”, while site plans must meet specific criteria prior to approval. Conditional uses are those uses which may be allowed subject to certain conditions which make the project compatible with other existing uses in the neighborhood. The proposed use must be consistent with the maps and policies of the City’s General Plan and Municipal Code. If a property owner desires a conditional use, he/she must obtain a Conditional Use Permit, as described in Chapter 17.78, “Conditional Use Permits,” of the City of Angels Municipal Code.

Required Findings

Applications shall be submitted to the City of Angels Planning Department. Following submittal, the application material will first be reviewed for completeness; it will then be circulated to applicable advisory agencies for comments. Adjoining property owners will also be notified and given an opportunity to comment.

After conducting an investigation of the proposal, the Planning Commission, at a public hearing, may grant a Conditional Use Permit, pursuant to Section 17.78.030 of the City of Angels Municipal Code, if all of the following findings apply:

- A. The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this chapter are needed to make said use compatible with land uses in the neighborhood; and
- B. The site for the proposed use is related to street and highways adequate in width and surface type to carry the quality and kind of traffic generated by the proposed use; and
- C. The proposed use will have no significant adverse effect on affected property; and
- D. The conditions stated in the decision are deemed to protect the public health, safety and general welfare; and

- E. The proposed use is in compliance with the general plan and this title. (Ord. 323 §48 (part), 1992)

If the applicant or any aggrieved party is dissatisfied with the decision of the Planning Commission, he/she may within fifteen (15) days appeal to the City Council. Any City Council member may also file with the City Clerk a request that the Conditional Use Permit be referred to the City Council for their review of the Planning Commission's action on the permit.

Expiration of Permit

If the change in the use of land or buildings for which a Conditional Use Permit is granted is not begun within one year of the date of final approval, the Conditional Use Permit shall become null and void. Two one-year extensions may be granted by the Planning Commission upon written request showing good cause, provided the Commission can make one of the following findings:

- A. That the extension is necessary to secure the needed approvals from other agencies;
- B. That the extension is necessary to comply with the conditions of the original approval of this title and other ordinances; or
- C. That the applicant has demonstrated a good faith attempt to start the use within the prescribed time. The Planning Commission, when reviewing the extension of time, may establish additional conditions as deemed necessary to carry out the intent of this title, other ordinances, and the general plan existing at the time of the extension. (Ord. 323 §51, 1992: Ord. 270 (part), 1984)

For more information on planning and development, including the City of Angels Zoning Ordinance, go to www.cityofangels.org, or call (209)736-1346.

CONDITIONAL USE PERMIT

REQUIRED SUBMITTALS

1. **City of Angels Land Development Application form**
2. **Fee** in the amount of: \$1,420 for improvements less than or equal to \$1,000,000
\$2,170 for improvements greater than \$1,000,000
3. **Project Description:** Provide a written narrative describing the project, including square footage, all existing and proposed uses, and an explanation of how the project meets each of the 5 required findings for a Conditional Use Permit.
4. **Vicinity Map:** Show the nearest intersection and any landmarks; may be drawn at a small scale on the site plan.
5. **Site Plan:** The site plan shall include all of the following information:
 - A. North arrow and scale used.
 - B. Dimensions and area of property.
 - C. Existing and proposed grading, including topography (contour lines) and slope or grade of the land in percent (%).
 - D. Location of all water courses, seasonal drainages, rock outcroppings, major or unusual vegetation, or other natural features.
 - E. Legal access from public roads – include street names and, if known, widths of easements.
 - F. Location and dimensions of existing on-site improvements such as structures, driveways, parking areas, fences, orchards, mines, pastures, dams, ponds, etc.
 - G. Location and dimensions of all proposed improvements (distinguish between existing and proposed improvements on the site plan).
 - H. Locations of existing improvements on adjacent properties within 300' of the property line, including fire hydrants and wells, if known.
 - I. Location of all utilities and services including water, sewer, electricity, cable, phone, propane tanks, trash and recycling, etc.
 - J. Existing and proposed parking, clearly showing the size and number of all spaces and driveways
 - K. Landscaping and exterior lighting
6. **Floor Plans:** The floor plans shall indicate all existing and proposed uses.
7. **Building Elevations:** Elevation drawings shall be submitted and shall show the existing and proposed exterior of the building. Materials shall be identified.

The site plan shall be drawn at 1" = 10' or 1/8" = 1'. Plans and elevations shall be drawn at 1/8" = 1' or 1/4" = 1', unless otherwise approved by the Planning Department. All drawings shall be annotated to identify all existing and proposed conditions. For clarity, separate drawings showing existing conditions and proposed conditions may be submitted.

Submit two (2) full size copies of all plans plus one (1) reduced (11" x 17") copy.